

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF TEXAS
SAN ANTONIO DIVISION**

IN RE:	§	CHAPTER 11
	§	
KRISJENN RANCH, LLC, <i>et al</i>	§	CASE NO. 20-50805-rbk
	§	
DEBTOR	§	(Jointly Administered)

**DEBTORS' FOURTH JOINT EXPEDITED MOTION TO EXTEND
DEBTORS' EXCLUSIVITY PERIOD**

**DEBTORS HAVE REQUESTED EXPEDITED CONSIDERATION OF THIS MOTION
AND HAVE REQUESTED THAT A HEARING BE HELD ON THIS MOTION AT THE
COURT'S EARLIEST CONVENIENCE. IF THE COURT IN FACT SETS THIS
MOTION FOR AN EXPEDITED HEARING, THEN ONLY ATTENDANCE AT THE
HEARING IS NECESSARY TO PRESERVE YOUR RIGHTS**

TO THE HONORABLE UNITED STATES BANKRUPTCY JUDGE:

KrisJenn Ranch, LLC, KrisJenn Ranch, LLC Series Pipeline ROW, and KrisJenn Ranch, LLC Series Uvalde Ranch's (the "Debtors"), Debtor and Debtors-in-Possession, hereby file this *Fourth Joint Motion to Extend Debtors' Exclusivity Period* (the "Motion") and in support, respectfully represent as follows:

PROCEDURAL BACKGROUND

1. On April 27, 2020, (the "Petition Date"), the Debtors filed voluntary petitions for relief under Chapter 11 of Title 11 of the United States Code, 11 U.S.C. §§ 101-1330 (as amended, the "Code"). The Debtors continue to manage their financial affairs as a debtors-in-possession pursuant to §§ 1107 and 1108 of the Bankruptcy Code. No creditors' committee has yet been appointed in this case by the United States Trustee. No trustee or examiner has been requested or appointed.

JURISDICTION AND VENUE

2. This Court has jurisdiction to consider this Motion pursuant to 28 U.S.C. §§ 157 and 1334. This is a core proceeding pursuant to 28 U.S.C. § 157(b)(1), (b)(2)(A) and (M). Venue is proper before this Court pursuant to 28 U.S.C. §§ 1408(1) because the Debtors' places of business have been located in this district for more than 180 days preceding the filing of this bankruptcy case.

BACKGROUND AND REQUEST FOR RELIEF

3. Debtors, KrisJenn Ranch, LLC and Series Uvalde Ranch purchased the KrisJenn Ranch (the "Ranch") in 2013 for \$3,952,000 and then invested an additional \$840,000 in the Ranch. The Ranch derives its income from the sale of cattle and a white-tail deer hunting lease operation.

4. The Ranch and a 60 mile pipeline and right of way (the "Pipeline") are encumbered by a \$5.9 million loan from Mcleod Oil ("Mcleod") related to an investment in a pipeline and its right of way. Longbranch Energy, L.P. ("Longbranch") and DMA Properties, Inc. have claimed disputed interests in the Pipeline. The issues regarding the pipeline are being litigated in Adversary Number 20-05027, which was set for trial on December 7, 2020. This trial date was continued to January 11, 2021, and after several days of trial, the trial was continued to February 11, 2021, because several members of the Plaintiffs contracted Covid 19. On March 24, 2021, the Court issued its opinion and final judgment. Attorney fees were bifurcated from the trial and still need to be resolved. Additionally, a notice of appeal has been filed.

5. Pursuant to this Court's order on Debtors' Third Joint Expedited Motion to Extend Debtors' Exclusivity Period signed February 3, 2021 (Dckt. No. 107), Debtors' exclusivity period

is set to terminate on April 12, 2021. After notice and hearing, this Court has the inherent authority to extend the 120-day period. *See* 11 U.S.C. 1121(d).

6. Once these remaining issues are resolved, a confirmable plan will be promptly filed; however, at this juncture, a plan proposed would likely be significantly different from the final plan resulting in unnecessary expense. Debtors are requesting a fourth extension in the exclusivity period until July 12, 2021. Therefore, Debtors request the court extend exclusivity for filing their plans until July 12, 2021, and to solicit and confirm their plan until October 12, 2021.

CERTIFICATE OF CONFERENCE

The undersigned certifies that he conferenced via electronic mail on April 8, 2021 with the United States Trustee and counsel for McLeod Oil, Longbranch, and DMA. Counsel for McLeod Oil and Longbranch are unopposed and the other counsels have not yet taken a position on the motion.

PRAYER

WHEREFORE, PREMESIS CONSIDERED, the Debtors pray that the Court set this motion for hearing and, upon said hearing, extend exclusivity for filing Debtors' plans until July 12, 2021, and exclusivity to solicit and confirm their plans until October 12, 2021, and for such other and further relief that the Court deems justified.

Dated: April 9, 2021

Submitted By:
SMEBERG LAW FIRM, PLLC

By: /s/ Ronald J. Smeberg
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ATTORNEY FOR DEBTOR

CERTIFICATE OF SERVICE

I hereby certify that on April 9, 2021, true and correct copies of the foregoing motion will be forwarded electronically via the Court's ECF System, or by U.S. first class mail, postage prepaid, on, all parties listed on the attached Service List.

/s/ Ronald J. Smeberg
RONALD J. SMEBERG

SERVICE LIST

DEBTOR

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Mc Queeney, TX 78123-3418

GOVERNMENT ENTITIES

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Special Procedures Branch
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Austin, TX 78701

Texas Comptroller of Public Account
Attn: Bankruptcy
P.O. Box 149359
Austin, TX 78714-9359

Angelina County Tax Assessor
606 E Lufkin Ave,
Lufkin, Texas 75901

Nacogdoches County Tax
Assessor Collector
101 West Main Street
Nacogdoches, Texas 75961

Rusk County
202 N Main St,
Henderson, Texas 75652

Shelby County, Tax Collector
200 St. Augustine St.
Center, Texas 75935

Tenaha ISD Tax Assessor-Collector
138 College St
Tenaha, TX 75974-5612

Uvalde Tax Assessor
Courthouse Plaza, Box 8
Uvalde, Texas 78801

NOTICE PARTIES

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SECURED CREIDITORS

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Irving, TX 75061-8832

UNSECURED CREIDITORS

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Carthage, TX 75633-2519

C&W Fuels, Inc.
Po Box 40
Hondo, TX 78861-0040

Davis, Cedillo & Mendoza

755 E Mulberry Ave Ste 500
San Antonio, TX 78212-3135

Granstaff Gaedke & Edgmon
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San Antonio, TX 78229-3553

Hopper's Soft Water Service
120 W Frio St
Uvalde, TX 78801-3602

Larry Wright
410 Spyglass Rd
Mc Queeney, TX 78123-3418

Medina Electric
2308 18th St.
Po Box 370
Hondo, TX 78861-0370

Medina's Pest Control
1490 S Homestead Rd
Uvalde, TX 78801-7625

Texas Farm Store
236 E Nopal St
Uvalde, TX 78801-5317

Uvalco Supply
2521 E Main St
Uvalde, TX 78801-4940

Longbranch Energy
c/o DUKE BANISTER RICHMOND
Po Box 175
Fulshear, TX 77441-0175

DMA Properties, Inc.
896 Walnut Street at US 123 BYP
Seneca, SC 29678